

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawaii**

180-Day Exp. Date: February 2, 2007

December 14, 2007

**Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii**

REGARDING: Conservation District Use Application (CDUA) OA-3433
for the Kaneohe Ranch & Castle Foundation
Administrative Complex

**APPLICANT/
LANDOWNER:** Harold K. Castle Foundation

AGENT: Helber Hastert & Fee Planner

LOCATION: 1199 Auloa Road, Kailua, Koolau-poko, Island of Oahu

TMKs: (1) 4-5-035:003
/AREA Approximately (≈) 1.81 acres

USE: ≈ 26,500 square feet

SUBZONE: General

DESCRIPTION OF AREA AND CURRENT USE

The subject area exists on the windward side of Oahu in an area where the Pali Hwy, Kalanianaʻole Hwy, and the Kamehameha Hwy meets, known as Castle Junction. The ≈ 1.81-acre parcel is located at 1199 Auloa Road, Kailua, Oahu, TMK: (1) 4-5-35:003. The property is bounded by Kalanianaʻole Highway on the northwest and Auloa Road on the southwest, with open conservation land to the east and south (**Exhibit 1**).

The property is currently the site of the administrative offices of the Kaneohe Ranch. The existing building is 3216 ft² with a 354 ft²-covered lanai and 924 ft² of parking located underneath and behind the building. Covered parking also exists perpendicular to the back of the building and accessible parking is located to the east of the driveway at the entrance near Auloa Road (**Exhibit 2 & 3**).

A landscaped yard with trees and grass lawn surrounds the building on its front and sides. The rest of the property is undeveloped. The Kaneohe Ranch Building was originally constructed in 1940 and has been designated as a historic site on the National and Hawaii Register of Historic Places. The property lies within the General subzone of the Conservation District.

The project area has well-drained soil and permeability is moderately rapid with a medium runoff potential. The area receives between 59-79 inches of rain annually. There are no perennial streams or wetlands on the property or its immediate vicinity. There are no storm drain facilities within the project area. Surface flow runs off to an unnamed gulch to the east.

Regarding view planes of the project area, traveling makai, views of the property from along the Pali Highway are of the Kaneohe Ranch Building positioned on a lawn atop an embankment fronting Aulua Road. Landscaped areas surround the building and thick vegetation and a tree-filled scene extends behind it. Views from Aulua Road and Kamehameha Highway are similar. Traveling mauka, most of the view is screened by large monkeypod trees, some kukui nut trees and invasive vines (**Exhibit 4**).

Access is via Aulua Road. Telephone, electricity, and water are available to the property. It is believed there are no known rare, threatened, or endangered species or significant habitats that exist on the project site. Existing landscaping are predominantly cultivated tropical species. Polynesian introduced species include hala, ti, coconut and kukui. Invasive species such as fiddlewood, clidemia and Christmas berry exists on the nearly vertical slope along Kalanianaʻole Highway.

Introduced fauna typically found in rural areas are likely to be present on the project site. Feral animals such as dogs, pigs, cats, mongoose, rats, mongoose and chickens are expected to be on property. It is believed that there are no known rare, threatened, or endangered species found in the project area. Cultural and archaeological resources are not expected to be present as the site has been previously disturbed and occupied. The site is not known for traditional cultural practices.

PROPOSED USE

The applicant proposes to construct a 1604 ft² one-story office building with lower-level at grade parking and associated improvements consisting of roofed and at grade walkways, a retaining wall, an additional water line & meter, an Individual Wastewater System (IWS), fire protection and hydrant, a new widened driveway, accessible parking, gate and landscaping. The new building will be designed to be separate from the existing Kaneohe Ranch Building to minimize impacts on the historic building. The proposal shall complement the character of the existing historical structure that represents old Hawaiian architectural style. The same steep double pitch hip roof form, roofing, stucco finish, color and window design shall be incorporated in the style of the proposed building (**Exhibit 5, 6, 7 & 8**).

The purpose of the proposal is to consolidate and create additional administrative offices for the Castle Foundation and Kaneohe Ranch at one location. Castle Foundation and Kaneohe Ranch are legally separate organizations but could be considered sister companies due to their close origins as both entities were established by Harold K.L. Castle. Kaneohe Ranch manages the Castle Foundation's properties.

As the proposed project area is level, extensive earth-moving activities for grading and foundation work are not anticipated. Grading is expected to occur on a localized and minor scale. Storm water runoff from the site is expected to sheet flow off the site through small, localized swales to an on site shallow seepage pit and then into an unnamed gulch to the east.

The seepage pit will be designed to dispose of the additional runoff resulting from the new building. The existing domestic water system is proposed to be improved with an additional .5-inch water meter and the replacement of the existing water meter with a new .75-inch meter. The new building will require a wastewater system able to handle an average flow of 160 G/day. The new building will be served by an IWS that will consist of a 4-inch gravity line, a 1,000 G septic tank, and an absorption bed for disposal of septic tank effluent.

A new 8-inch fire protection line from the main in Auloa Road to provide flow to the fire sprinkler system and a new onsite fire hydrant are also proposed. Access to the site will continue to be off of Auloa Road. The driveway is proposed to be widened from 10-feet to 16-feet to provide fire truck access. The accessible parking stall and automatic gate will be relocated to accommodate the wider driveway. New landscaping is proposed to be added to the 30-foot setback to screen the proposed building from public vantage points. No mature trees or native vegetation are proposed to be displaced.

ALTERNATIVES

Three alternatives were considered: 1) construction of a new office building off site; 2) renovation of the existing Kaneohe Ranch Building to accommodate additional office space; and 3) no action alternative. Alternative 1 would lead to potential abandonment of the historic building; Alternative 2 could threaten its historic integrity and alternative 3 will continue the inefficient practice of separate operations. As such, the proposed use appears to be the best alternative.

SUMMARY OF COMMENTS

The application was referred to the following agencies for their review and comment-the State: Department of Land and Natural Resources Divisions of: Conservation & Resource Enforcement, Engineering, Forestry & Wildlife, Oahu District Land Office and Historic Preservation; the Department of Health, the Office of Hawaiian Affairs, the Office of Environmental Quality Control; the City Department of Planning; the Kaneohe Neighborhood Board and the Maunawili Community Association. In addition, the

CDUA was also sent to the nearest public library the Kaneohe & Kailua State Library to make this information readily available to those who may wish to review it.

Comments were received by the following agencies and summarized by Staff as follows:

STATE OF HAWAII

DEPARTMENT OF HEALTH

Wastewater Branch

The project is located in a Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed. It is also located in the Pass Zone. There are 2 cesspools located on the project area that provide service to the Kaneohe Ranch Building. We have no record of the two existing cesspools. The application states that the new building will be served by a treatment Individual Wastewater System (IWS).

Should the existing cesspools be considered Large Capacity Cesspools, per federal regulations, all existing large capacity cesspools were to be removed from service as of April 5, 2005. The Owners may wish to contact the EPA. All wastewater plans must meet Hawaii Administrative Rules (HAR) Chapter 11-62, Wastewater Systems. We reserve the right to review the detailed wastewater plans for conformance to applicable rules.

General

Review all of the Standard Comments on our website. Adhere to any specifically applicable standard comment to this application.

Applicant's response

The cesspools were apparently installed circa 1940. The requested information shall be submitted to your Office. It is our understanding that the definition of a Large Capacity Cesspool (LCC) is a cesspool serving multiple ((2 or more) dwellings, a community or regional development, or any non-single family residential building/business that generates waste from 20 or more persons per day. According to the definition, the existing cesspools do not qualify as a LCC as the building serves 10 employees. As no building permit is required for modifications to the building they serve, the cesspools can remain in service.

The proposed wastewater system was developed in accordance with HAR, Chapter 11-62 Wastewater Systems. The project shall adhere to any applicable comments contained within the standard comments found on the department's website.

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

No Comments

DEPARTMENT OF LAND AND NATURAL RESOURCES

Conservation and Resource Enforcement

No comments

Forestry and Wildlife

No comments

Oahu District Land Office

No comments

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING AND PERMITTING

The Koolaupoko Sustainable Communities Plan states that the site and surrounding area is located within the Preservation Boundary. Protection of watersheds, water resources, and water supplies was one of many considerations for placing lands within this designation. As the area receives a high amount of rainfall, greater protection should be provided for groundwater quality and recharge rates by applying best management practices for storm water management, including capturing and removing contaminants from parking area runoff before being disposed in natural drainage ways. In addition, hardscape surfaces should be minimized.

Applicant's Response

1. Best Management practices shall be applied for storm water management. The project involves installation of one or more shallow drywells on the site that will receive runoff from the parking lot. This BMP will be designed to mitigate runoff quantify from the additional hardscape, and will capture first flush discharges from the parking lot which carry a majority of parking lot contaminants. Runoff entering the drywells will be filtered through the deep soils at the site and would ultimately recharge the underlying groundwater.
2. The project will incorporate permeable paving materials into the concept design for the walkway and parking lots as much as is practical.

KAILUA NEIGHBORHOOD BOARD

- Existing flora (hala trees) are not shown on maps.
- The topography under the footprint of the building is not illustrated.
- How much soil will be removed? Where will it be disposed of and how much soil will be brought on site?

- What type of lining will be used in the dry well? How deep is the dry well? How will the dry well be protected from infiltration from the existing cesspools on the property?
- How will adjacent conservation land be protected from runoff during and after construction? Will surface water runoff into perennial Kawainui Stream during and after construction?
- Who shall be responsible for the management of the silt catchments during and after construction that are below the property to prevent pollution of the streams and eventually Kawainui Marsh and Kailua Bay?
- Are 1-year intervals adequate for the cleaning/pumping of the proposed septic tank? Under what regulations is the existing cesspools allowed to remain? Why didn't the application discuss the possibility to hooking up to a sewer system such as the newly permitted Hawaii Pacific University line? Is an Individual Wastewater Systems (IWS) approval required from the Health Department?
- Why was an amendment proposed to allow a new building outside the urban/rural boundary proposed? Why wasn't a traffic study done? What is the maximum number of employees and visitors that the proposed and existing building can accommodate?
- Is the project a 1-story building? What is the height of the covered walkway with the roof below adjacent to the Pali Hwy? Will the walkway and buildings be visible from the Pali?
- What is the height limit?
- How does increasing the building footprint and density within the Conservation District meet HRS 205-3?

Applicant's Response

The hala trees are included in the discussion of existing flora and topography is discussed under Topography and Soils within the Environmental Assessment. The project area is relatively level and extensive earth-moving activities for grading and foundation work are not anticipated. Existing topography directs some storm water runoff to the rear northeast corner of the property where the dry well shall be constructed. There will be no fill imported to the site.

The shallow dry well is proposed at 8-feet in diameter and \approx 7-feet deep. The drywell walls are proposed as perforated pre-cast concrete rings. The bottom will be unlined, and the cover will be concrete with a grated inlet. There are no anticipated problems expected with respect to the relative locations of the leach field and the shallow dry well. The distance between them is \approx 20 feet. Although there is no specific regulation or standard for this distance, the required minimum clearance between a soil absorption system (leach field) and a seepage pit or a cesspool is 5 feet.

Silt curtains and sandbags can be implemented to prevent any runoff from the property during construction. It should be noted that a significant portion of the rear of the developed area of the property has a modest berm that prevents runoff off-site. We have been unable to identify any silt curtains below the property that you are referring to. As

stated, the site drains into a small-unnamed tributary of Kahanaiki Stream that flows to Kawai Nui Marsh, a very large natural silt catchment basin.

Wastewater solids from the septic tank will be removed periodically by pumper trucks for disposal to the nearest City Wastewater Treatment Plant. Frequency of pumping is based on use and effluent characteristics. Heavy quantity or quality waste loadings from an office building are not anticipated, so pumping will be infrequent possibly once every five or more years. The cesspools are not considered as a LCC. It is not feasible to connect to the existing Municipal System that Hawaii Pacific University is permitted to do, as the hookup is at least a 1,000-feet away. The State Department of Health regulates IWSs.

An amendment to the Sustainable Communities Plan is not necessary, as permitting issues will be handled through the Conservation District Use Application process administered by DLNR. A traffic study was not conducted, as there is not expected to be a significant increase in the total volume of traffic on Auloa Road or the adjacent highways. Trips between the two existing administrative offices shall be reduced, as commuting shall cease between the two locations.

The new building is expected to accommodate 4 employees with 5 being the maximum. The maximum number of visitors anticipated is 3-4 individuals. The maximum number of employees that the existing building can hold is 10. The maximum number of visitors anticipated at the existing building is 5-8.

Because the new building is proposed on land that is already paved and developed, and the new building shall be only slightly visible from any public vantage point, there is not expected to be any significant impacts. In addition, hardscape surfaces will be minimized in the new development and permeable pavement will be used to the extent possible. There is no floor area at the ground level. Parking is proposed at this at-grade level. The second level of the building will be utilized as office space. Overall, the highest point of the building will be 32-feet above grade. The covered walkway is proposed to be seven feet tall.

Visual resources may be marginally affected, as the new building may be visible through the trees as seen from the highways. The new building is smaller in size and massing. New landscaping will be planted that will effectively hide the building from public vantage points. The Final Environmental Assessment shall include figures for the covered walkways and estimated roofline as seen from Kamehameha Highway. Chapter 13-5 does not provide height limits for structures other than for a Single Family Residence.

HRS 205-2(e) describes the general characteristics of land that should be found within the State conservation district. One of the criteria listed include historic areas. As the existing structure is a non-conforming use, and it was recognized that urban uses were found on the property, it was placed in the State Conservation District anyway most likely due to the undeveloped areas that surround the site. The Kaneohe Ranch Building

was eventually placed in the National Register of Historic Places. The integrity of the historic resource is found on this property. The project is an attempt to consolidate the efficiency of the Kaneohe Ranch and the Castle Foundation. The new building is proposed to be constructed on property already developed without compromising the surrounding Conservation District.

GENERAL PUBLIC

1. How can a business build and run a business on State conservation land?
2. What rent or mortgages do they pay?
3. What is historic about this building?

Applicant's Response

1. The offices of the Kaneohe Ranch building have been in existence since 1940. The property was included in the Conservation District at the time the first State Land Use District Boundaries were drawn in the 1960's. As the building was present prior to the area being designated Conservation, the Kaneohe Ranch Offices are a pre-existing use (non-conforming) and are allowable. The proposed development can take place only if a Conservation District Use Permit is granted.
2. This issue is outside of the scope of the project.
3. The Kaneohe Ranch Building was designated as a historic site (#87001150) and placed on the National Register Historic Places on June 5, 1987. The building is also listed on the Hawaii Register of Historic Places since 1983. It is considered historic for a number of reasons, including its landmark status in the area, its architecture and its associations with the history and use of the Kailua-Kaneohe region before suburbanization. It is one of the last known examples of Hawaiian style architecture. The building itself has a number of distinctive character-defining features that add to its historic qualities including the stucco finish, the high double-pitch hip roof covered with wood shakes, numerous windows, wide overhanging eaves with exposed rafters, covered lanai at the front entry and metal covered wood shutters.

KCAA PRESCHOOLS OF HAWAII

The Castle Foundation has supported KCAA with an aggregate of over \$477,500 for various projects. As several employees share duties for both Kaneohe Ranch and the Castle Foundation, consolidating their offices adjacent to each other would provide more efficiency and effectiveness. KCAA Preschools of Hawaii strongly supports the application.

NATURE CONSERVANCY OF HAWAII

The Nature Conservancy of Hawaii supports the proposal of the Castle Foundation to construct a LEED (Leadership in Energy and Environmental Design) certified building at the site. The Castle Foundation's plans for their new structure will consolidate their operations and through the use of new designs and technologies and reduce their energy consumption. The foundation's plans should be encouraged and approved as a win-win for the environment and the community as well as a good example for other businesses and non-profit organizations to follow.

REPRESENTATIVE CYNTHIA THIELEN

As the Castle Foundation will seek to construct a building that is LEEDs certified, then the new complex will not only consolidate Kaneohe Ranch and the Castle Foundation's operations, it will also provide an exemplary model of "green" or sustainable building that can only benefit our state in the long term.

ANALYSIS

After reviewing the application, by correspondence dated August 8, 2007, the Department has found that:

1. The proposed use is an identified land use in the General subzone of the Conservation District, pursuant to §13-5-25, Hawaii Administrative Rules (HAR), G-2 LAND USES NOT PREVIOUSLY IDENTIFIED which are consistent with the objectives of the general subzone. Please be advised, however, that this finding does not constitute approval of the proposal;
2. Pursuant to §13-5-40 of the HAR, a Public Hearing shall be held for the proposed use as the use is of a commercial nature;
3. In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, and Chapter 11-200, HAR, a finding of no significant impact to the environment (FONSI) is anticipated for the proposed project;
4. The proposed project is not within the Special Management Area.

Notice of this CDUA and draft Environmental Assessment (EA) was published in the August 23, 2007 Environmental Notice. A Finding of No Significant Impact (FONSI) was published in the November 8, 2007 Environmental Notice.

As the use is of a commercial nature, a Public Hearing was held on October 11, 2007. The Hearing Officer, Staff and six individuals were present. Two individuals testified: the Applicant gave a history of Kaneohe Ranch, examples of grants donated to the community and discussed the LEED certified building concept for the proposal; and a

Member of the General Public inquired as to how a business was established on Conservation designated land.

CONSERVATION CRITERIA

The following discussion evaluates the merits of the proposed land use by applying the criteria established in Section 13-5-30, HAR.

1. *The proposed land use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

The project is considered an identified land use in the subject area of the Conservation District; as such, it is subject to the regulatory process established in Chapter 183C, HRS and detailed further in Chapter 13-5, HAR. This process provides for the application of appropriate management tools to protect the relevant resources, including objective analysis and thoughtful decision-making by the Department and Board of Land and Natural Resources.

The proposed project will not impact special or unique cultural and natural resources. The site has been previously disturbed and does not include any known rare, threatened, or endangered species or sensitive natural habitats.

2. *The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur.*

The objective of the General subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature. The proposed use is an identified land use within the general subzone. Staff believes that the proposal shall maintain the open space and historical character of the area.

3. *The proposed land use complies with provisions and guidelines contained in Chapter 205A, HRS, entitled "Coastal Zone Management," where applicable.*

The subject area does not lie within the Special Management Area. Staff believes the subject proposal complies with provisions and guidelines contained in Chapter 205A, HRS, entitled "Coastal Zone Management."

4. *The proposed land use will not cause substantial adverse impacts to existing natural resources within the surrounding area, community, or region.*

Staff believes the proposed land use will not cause substantial adverse impacts to existing natural resources within the surrounding area, community or region. The proposed office use shall be concentrated in a small area that has been previously developed and disturbed adjacent to the existing historical building.

5. *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding area, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

Staff believes the applicant shall take adequate measures to insure compatibility with the locality and surrounding area as design features and building materials of the new building will complement the existing historic Kaneohe Ranch Building. The building is proposed to be a Leadership in Energy and Environmental Design (LEED) certified building.

6. *The existing physical and environmental aspect of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, which ever is applicable.*

The project site consists of $\approx 26,500$ ft² of previously disturbed land with the remainder of the property as private undeveloped forestlands. Staff believes the natural beauty and open space characteristics will be preserved and improved upon.

7. *Subdivision of the land will not be utilized to increase the intensity of land uses in the Conservation District.*

There will be no subdivision of land for this proposed project.

8. *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

As the implementation of the proposed land use shall adhere to public health regulations, Best Management Practices for drainage, dust, erosion, and sediment control and building codes, Staff believes the proposal shall not be materially detrimental to the public health, safety and welfare.

DISCUSSION

The proposed use is an expansion of a non-conforming existing land use. Upon completion, the proposal shall consolidate the administrative offices for the Castle Foundation and Kaneohe Ranch at one location. Kaneohe Ranch manages the Castle Foundation's properties. As the existing facility has been given national and local recognition as a Historic Site, Staff believes the proposed use shall assist and sustain the maintenance of the existing historic Kaneohe Ranch Building while providing infrastructure upgrades.

The new building will be designed to be separate from the existing Kaneohe Ranch Building to minimize impacts and to preserve the integrity of the historic architecture of the Kaneohe Ranch Building. The proposal shall complement the character of the existing historical structure that represents old Hawaiian architectural style. The same steep double pitch hip roof form, roofing, stucco finish, color and window design shall be incorporated in the style of the proposed building. The building is proposed to be a Leadership in Energy and Environmental Design (LEED) certified building. An environmentally friendly building and a decrease in commuting to and from the existing office sites are measures that shall improve energy efficiency.

The effects on the Conservation District are minimal considering that the project area has been previously disturbed. Staff notes no mature trees or native vegetation is proposed to be displaced. As new landscaping is proposed to be added to the 30-foot setback to screen the proposed building from public vantage points, Staff recommends that all landscaping be of native indigenous or endemic species. Staff strongly recommends the Applicant consider the removal of the mentioned invasive weed species, particularly Koster's curse, Christmas berry and koa haole when doing grounds maintenance.

RECOMMENDATION:

Based on the preceding analysis, Staff recommends that the Board of Land and Natural Resources APPROVE this application for the Kaneohe Ranch & Castle Foundation Administrative Complex located at 1199 Auloa Road, Kailua, Koolaulupoko, Island of Oahu, TMK: (1) 4-5-035:003 subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, regulations, and conditions of the Federal, State, and County governments, and applicable parts of the Hawaii Administrative Rules, Chapter 13-5;
2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
3. The applicant shall comply with all applicable Department of Health administrative rules;
4. Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction, grading and landscaping plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

5. Any work done or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been signed by the Chairperson, and, unless otherwise authorized, shall be completed within three (3) years of the approval. The applicant shall notify the Department in writing when construction activity is initiated and when it is completed;
6. The applicant shall provide documentation (i.e. book/page document number) that this approval has been placed in recordable form as a part of the deed instrument, prior to submission for approval of subsequent construction plans;
7. The applicant will minimize visual impacts using appropriate lighting, color and landscaping. Existing trees shall be maintained to screen the structure from the surrounding lands. No mature trees shall be removed without the approval of the Department;
8. Obstruction of public roads, trails, and pathways shall be minimized. If obstruction is unavoidable, the applicant shall provide alternative roads, trails, or pathways acceptable to the department;
9. During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;
10. The applicant shall plan to minimize the amount of dust generating materials and activities. Material transfer points and on-site vehicular traffic routes shall be centralized. Dusty equipment shall be located in areas of least impact. Dust control measures shall be provided during weekends, after hours and prior to daily start-up of project activities. Dust from debris being hauled away from the project site shall be controlled. Landscaping and dust control of cleared areas will be initiated promptly;
11. Cleared areas shall be revegetated within thirty (30) days of construction completion in compliance with an approved landscaping plan on file with the department;
12. All landscaping must be of native indigenous or endemic species;
13. All representations relative to mitigation set forth in the accepted environmental assessment or impact statement for the proposed use are incorporated as conditions of the permit;
14. The applicant understands and agrees that this permit does not convey any vested rights or exclusive privilege;

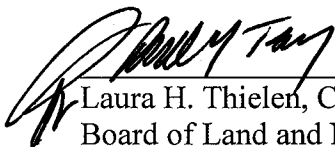
15. In issuing this permit, the Department and Board have relied on the information and data that the applicant has provided in connection with this permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;
16. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the applicant shall be required to take the measures to minimize or eliminate the interference, nuisance, harm, or hazard;
17. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
18. Other terms and conditions as may be prescribed by the Chairperson; and
19. Failure to comply with any of these conditions shall render this Conservation District Use Permit null and void.

Respectfully submitted,

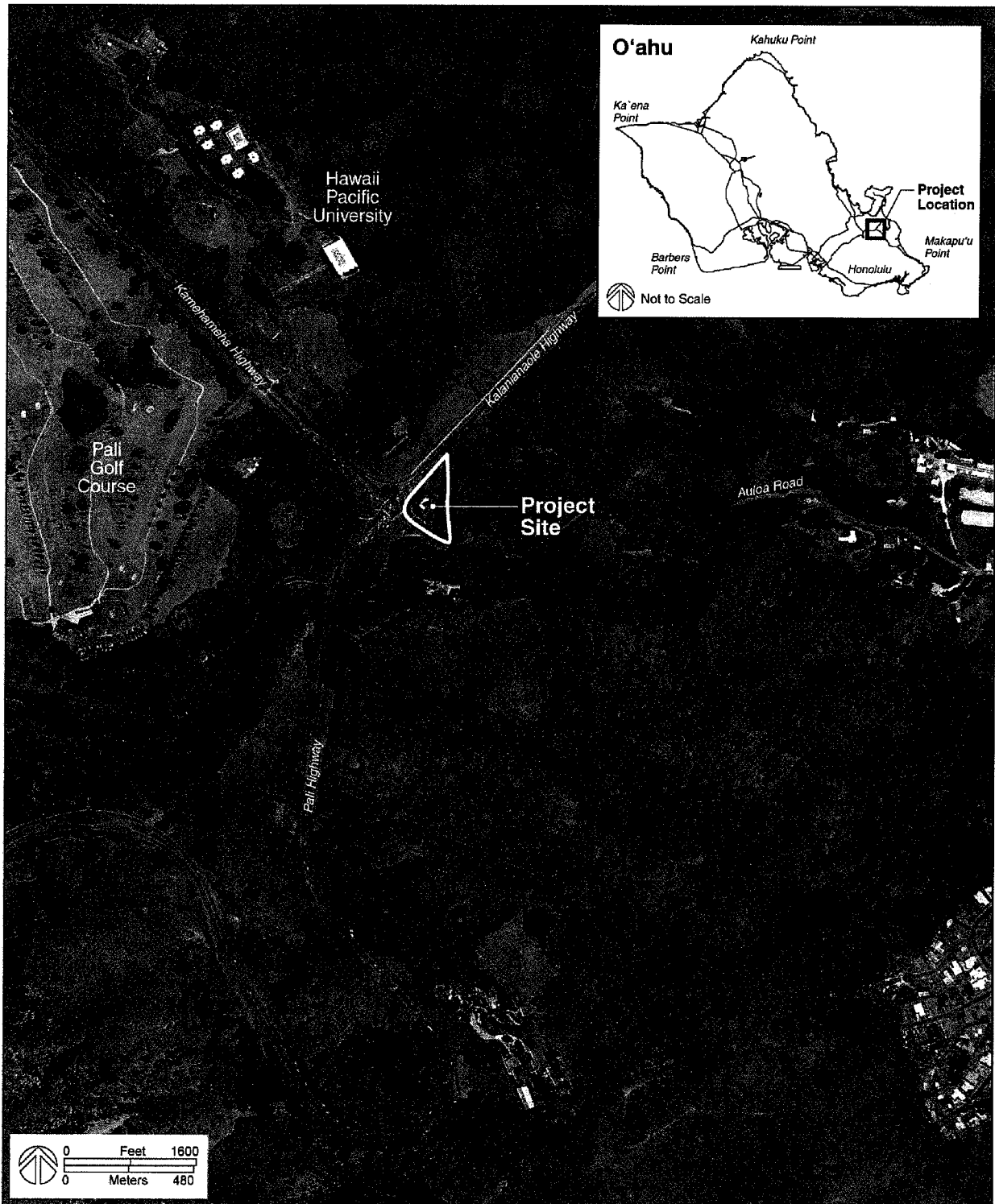


K. Tiger Mills, Staff Planner
Office of Conservation and Coastal Lands

Approved for submittal:



Laura H. Thielen, Chairperson
Board of Land and Natural Resources

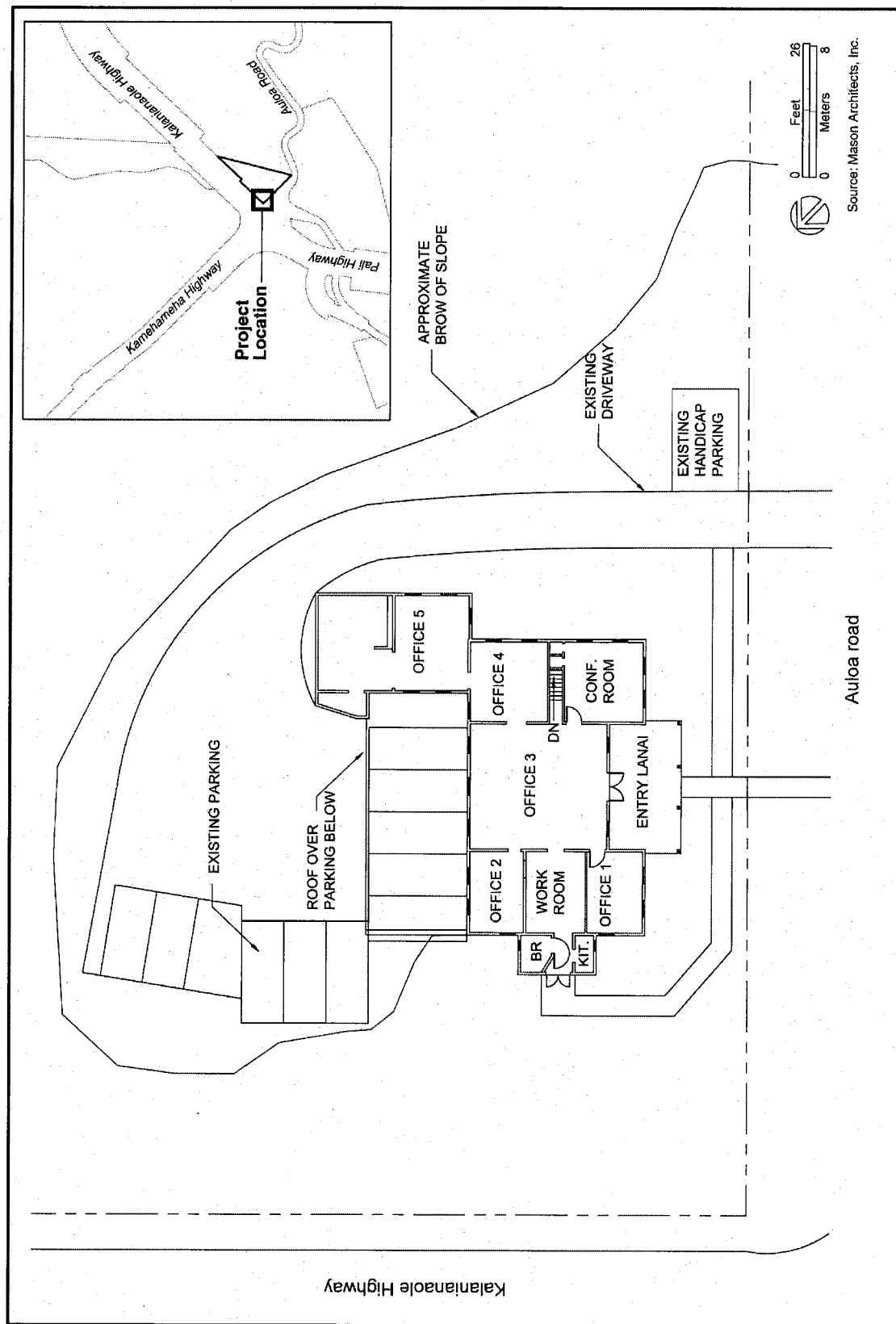


Project Location

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment

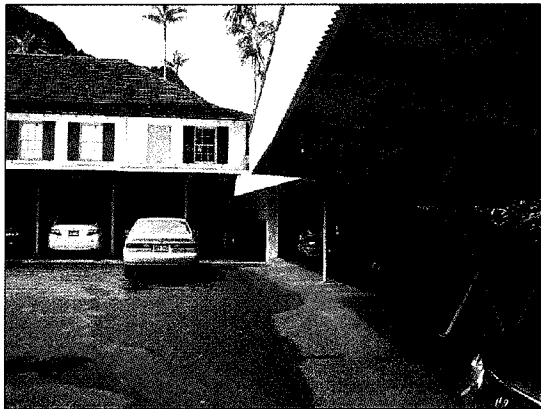
EXHIBIT 1

EXHIBIT 2

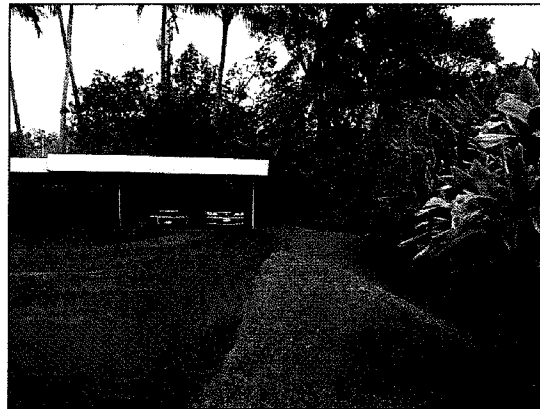


Existing Site Plan

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment



From proposed new building location looking west to existing Kaneohe Ranch Building



Looking north to proposed new building location



Front of Kaneohe Ranch Building, with Aulua Road in foreground



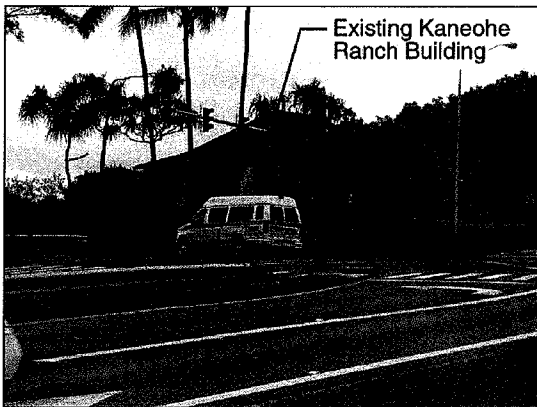
View behind Kaneohe Ranch Building looking north



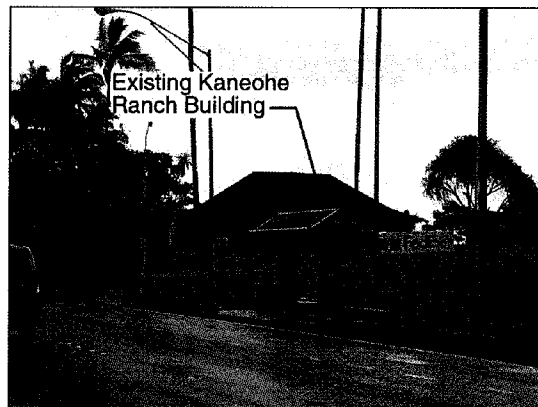
View of Kaneohe Ranch Building driveway from Aulua Road
(with accessible parking stall in foreground)



View from Kalanianaʻole Highway looking Southwest



View from Kamehameha Highway looking Southeast



View from Pali Highway looking Northeast

View Planes

*Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment*

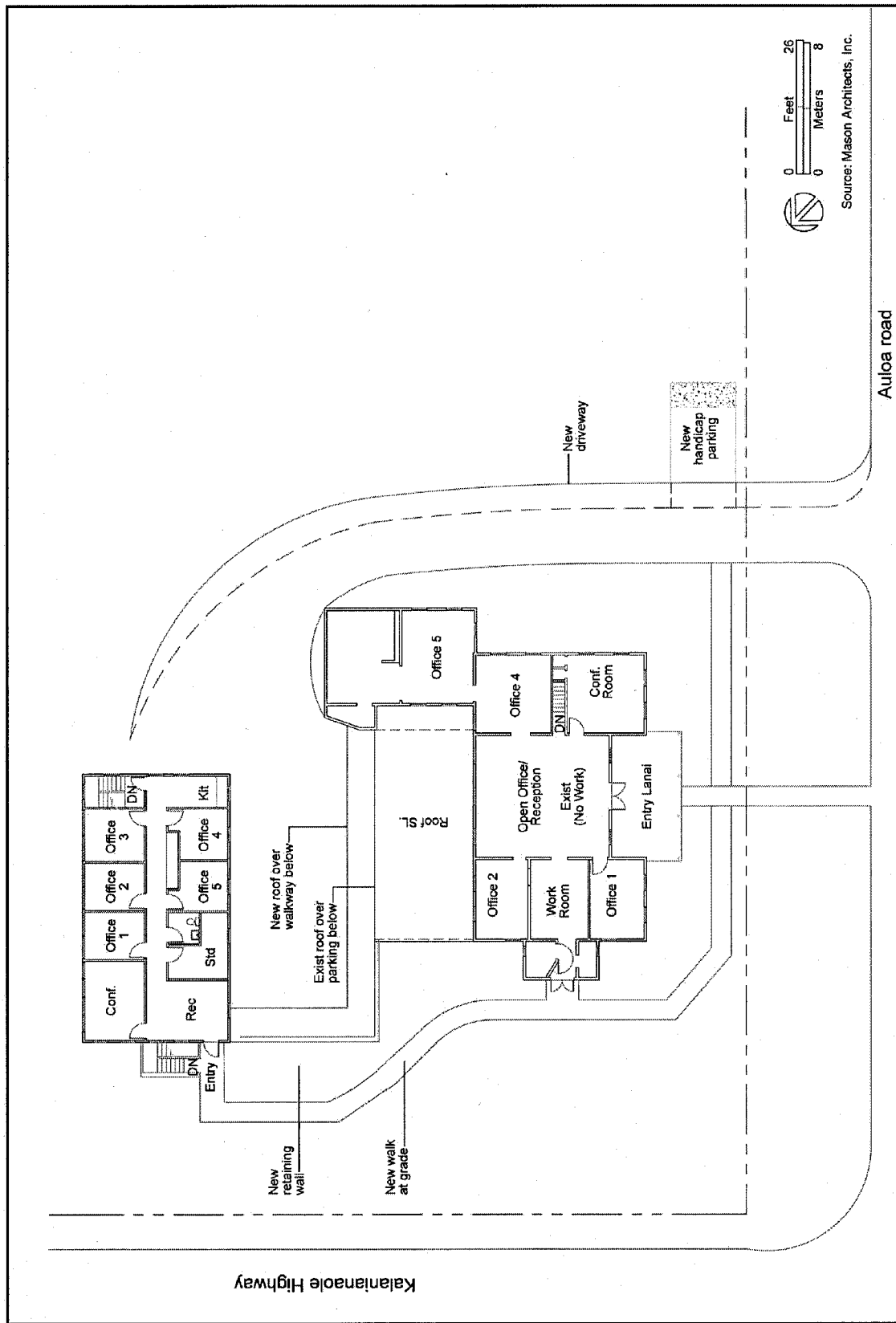
EXHIBIT 4



Proposed View Planes

Kaneohe Ranch & Castle Foundation
Administrative Complex
Final Environmental Assessment

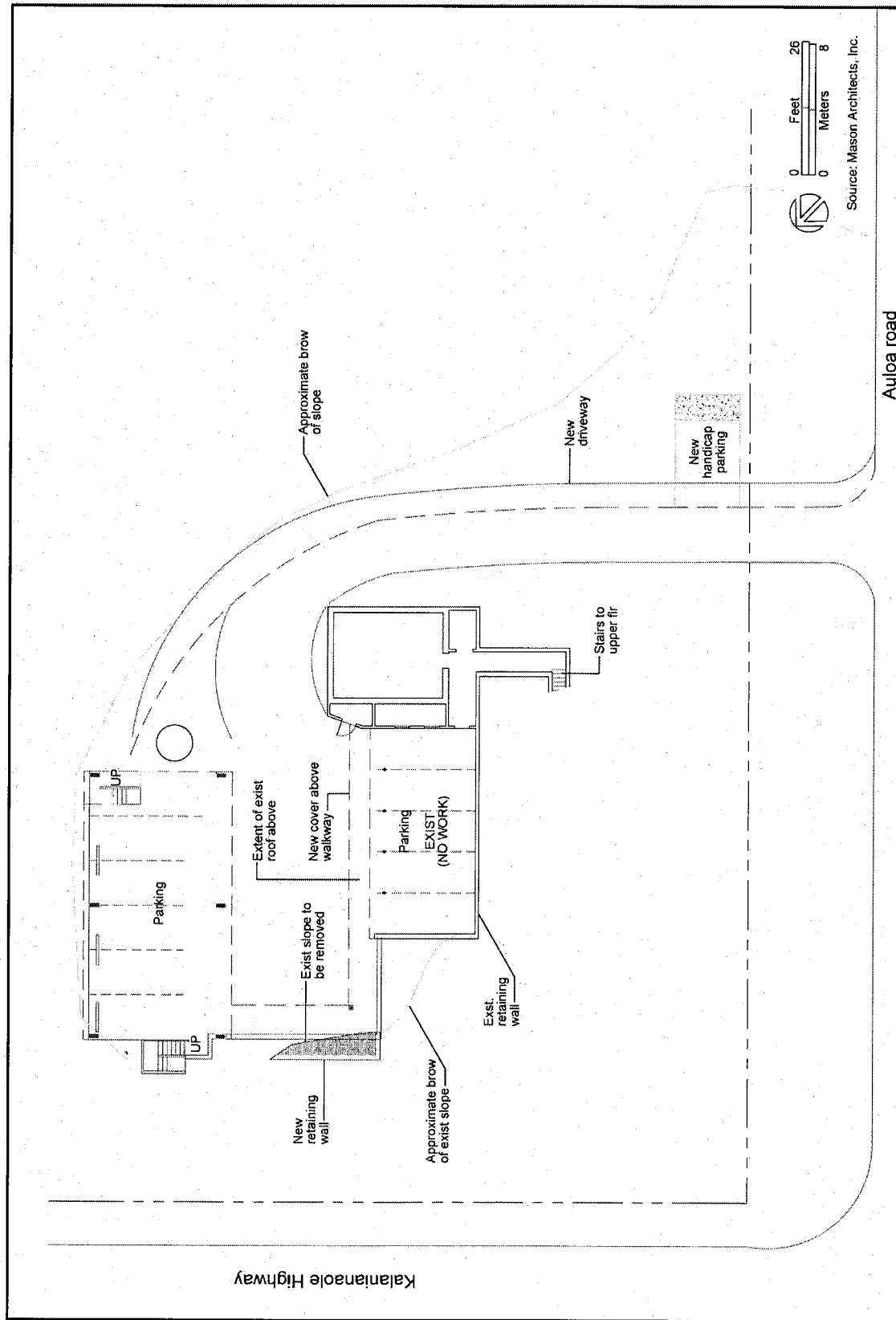
EXHIBIT 5



Proposed Site Plan - Upper Level

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment

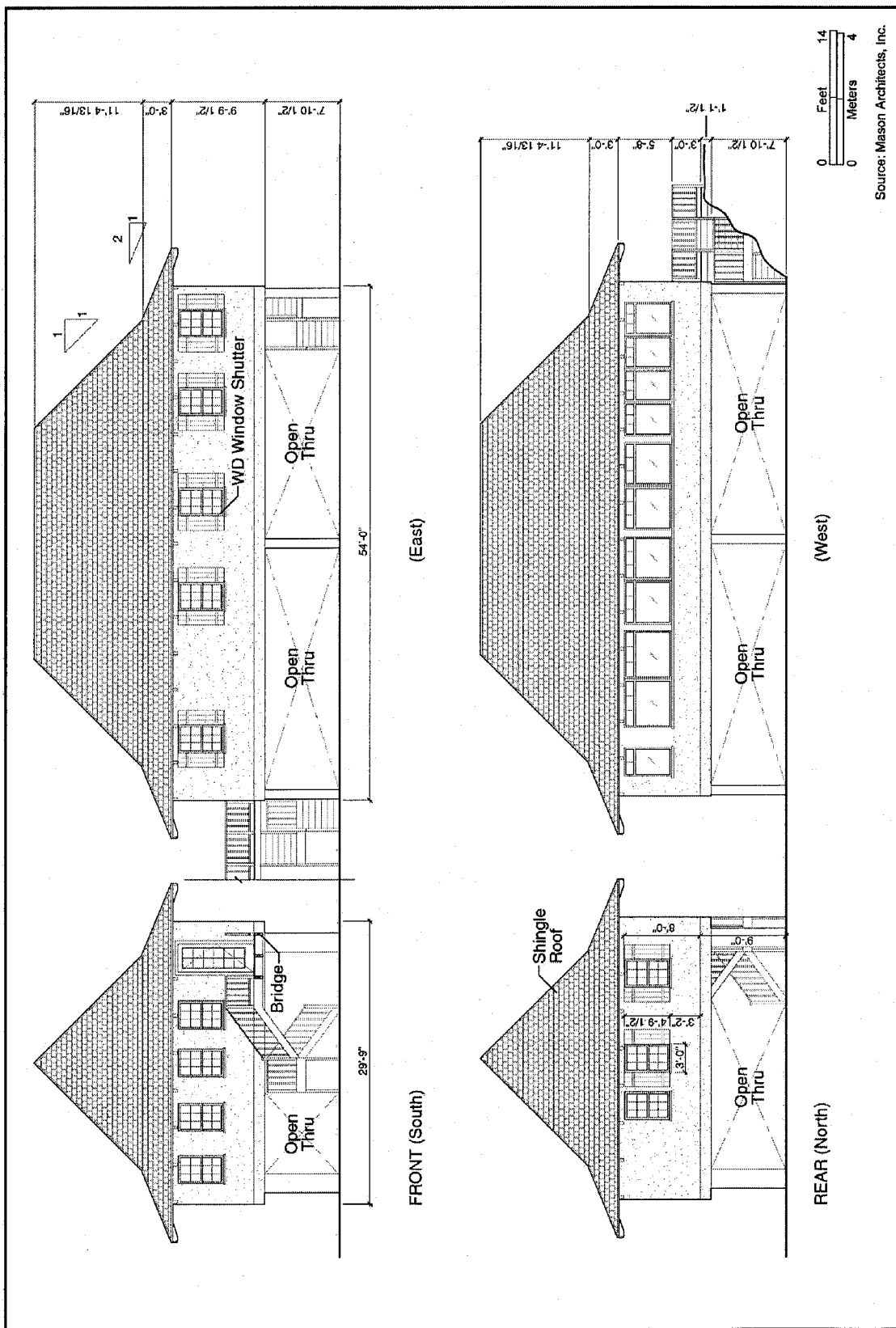
EXHIBIT 6



Proposed Site Plan - Lower Level

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment

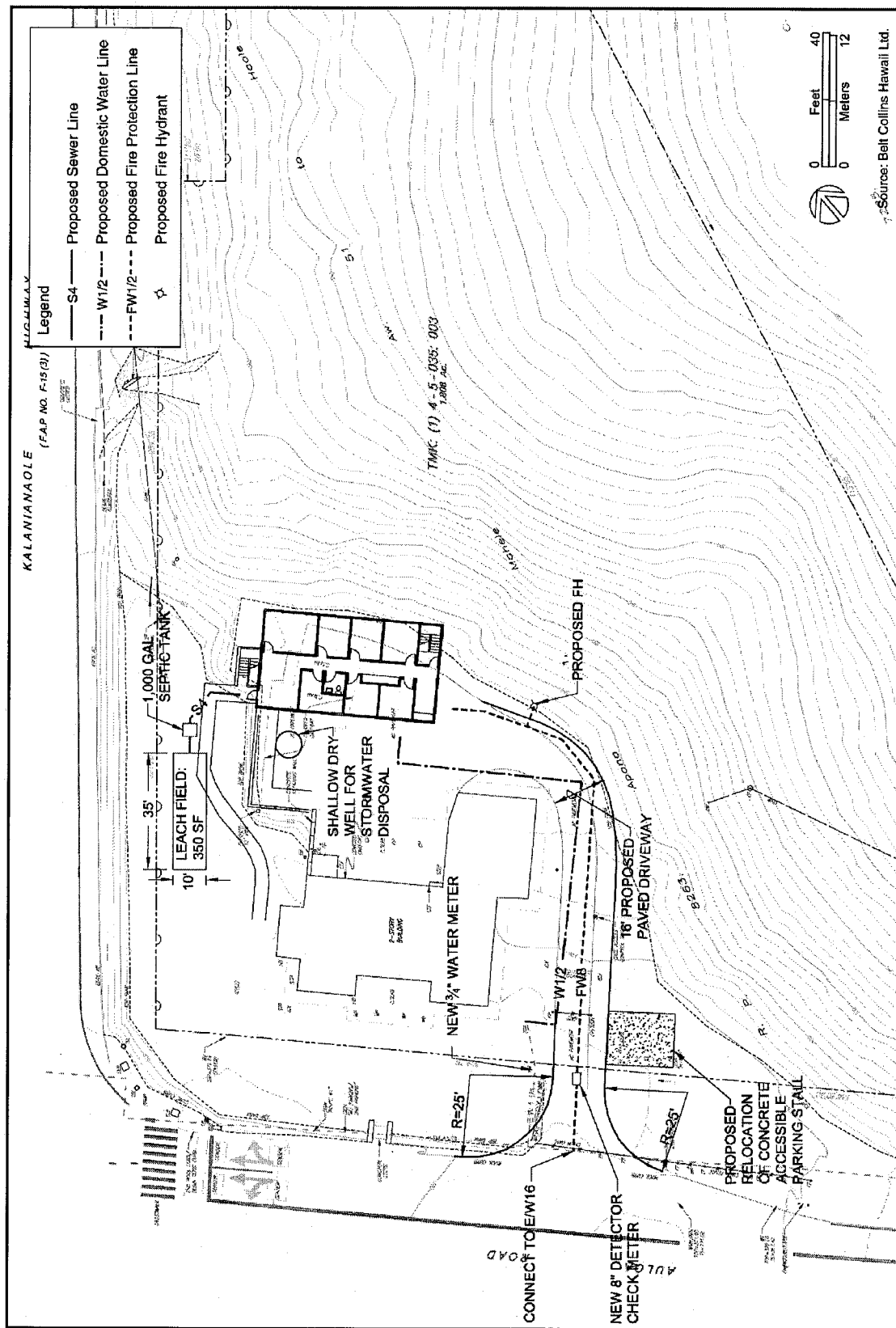
EXHIBIT 7



Architectural Sketch

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment

EXHIBIT 8



Proposed Civil Infrastructure

Kaneohe Ranch & Castle Foundation
Administrative Complex
Draft Environmental Assessment